

# MINUTES

## City of Carrollton Called Mayor and Council Meeting

(MAY 7<sup>th</sup> REGULARLY SCHEDULED MEETING CANCELLED)

### APRIL 30, 2007

### 6:00 p.m.

Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia

#### I. CALL TO ORDER

The Mayor and City Council met in called session on Monday, April 30, 2007 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. The May 7, 2007 regularly scheduled meeting of the Mayor and Council was cancelled. Mayor Wayne Garner called the meeting to order at 6:00 p.m. Members present: Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray and Councilmember Mandy Maierhofer.

#### II. INVOCATION

Councilmember Byrd offered the invocation.

#### III. CITIZEN COMMENTS

There were none.

#### IV. MINUTES (April 30, 2007)

**Motion by Councilmember Gray seconded by Councilmember Bryd to approve the Minutes of the April 2, 2007 meeting of the Mayor and Council. Motion passed, (5-0).**

#### V. ITEMS OF DISCUSSION

##### 1. Proclamation: Teen Pregnancy Prevention Month

Councilmember Maierhofer read and presented a Proclamation to the City of Carrollton Housing Authority Executive Director Sandra Morris for the City of Carrollton Housing Authority Abstinence Education Program. The City of Carrollton Housing Authority Abstinence Education Program celebrates and observes May 2007 as Teen Pregnancy Prevention Month in Carrollton. The program raises awareness for Teen Pregnancy Prevention and raise awareness and education regarding Abstinence Education to the community.

##### 2. Rezoning Request - Property Location: 123 Brown Street (R-20 to OI)

Planning and Zoning Administrator Erica Studdard presented for consideration a request from petitioner Michael Browning for property located at 123 Brown Street from R-20 (Single Family Residential) to O-I (Office Institutional). PZA Studdard noted that the Planning Commission had recommended approval of the request. Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: Petitioner Michael Browning stated the purpose of the rezoning was to expand a home-based business to employ outside help and also provide outdoor signage. Those speaking opposed: None. Mayor Garner inquired to the desire of the Council on the matter. **Motion by Councilmember Gray, seconded by Councilmember Maierhofer to accept the Planning Commission's recommendation and rezone the property located at 123 Brown Street to O-I (Office Institutional) with the following allowable uses for the O-I rezoning and shall be limited to: 1. Any use permitted in the R-10 district; and 2. Offices providing professional services. Motion passed, (5-0).**

##### 3. Site Plan Approval - Property Location: Parcel M – Maple Street Commons

PZA Studdard presented a preliminary site plan for parcel M of the Maple Street Commons development. PZA Studdard noted that the Planning Commission had recommended approval of the request. Petitioner David Joiner shared changes on the plan since the projects approval last year. Mr. Joiner stated that Parcel M was originally designated for townhouses and apartments totaling not more than 160 units. The revised plan includes alley loaded cottage lots totaling not more than 80 units. Mr. Joiner also reported this plan included gating the area. Councilmember Maierhofer replied that she had no problem with gated communities but was concerned of the impact of City services to the area. CM Coleman reported that servicing a gated area would not pose a problem. Mayor Garner expressed his appreciation to Mr. Joiner for the considerate manner of business to the neighbors and traffic (in the area) while developing the project. Mayor Garner inquired if there were any comments from citizens regarding the matter. There were none. Mayor Garner inquired to the desire of the Council on the matter. **Motion by Councilmember Maierhofer, seconded by Councilmember Balega to accept the Planning Commission's recommendation and accept the preliminary site plan for Parcel M- Maple Street Commons. Motion passed, (5-0).**

**4. Resolution: 04-2007: Solid Waste Management Plan**

City Manager Coleman presented Resolution 04-2007 Solid Waste Management Plan, which authorizes the submittal of the City of Carrollton Solid Waste Management Plan for the years 2007-2016. City Manager Coleman stated that the City had consulted with Ms. Donna Lackey to prepare the plan. Ms. Lackey reported that the plan was prepared in accordance with the Minimum Planning Standards and Procedures for Solid Waste Management Plans established by the Georgia Comprehensive Solid Waste Management Act and that public hearings had been held to receive citizen input. Ms. Lackey briefly reviewed and discussed the objectives of the plan. Councilmember Balega inquired to the curbside-recycling plan that he believed was in certain areas of the City at one time. City Manager Coleman reported that over ten (10) years ago, the City had implemented a pilot program that lasted a short period of time. Councilmember Balega stated he would like to see curbside recycling re-implemented or reviewed again. Being no further discussion on the matter, **Motion by Councilmember Balega, seconded by Councilmember Gray to adopt Resolution 04-2007 Solid Waste Management Plan authorizing the submittal of the City of Carrollton Solid Waste Management Plan for the years 2007-2016. Motion passed, (5-0).**

**5. Bid Award: Highway 61/166 Sanitary Sewer Line**

Assistant City Manager Tim Grizzard informed the Mayor and Council that the City opened sealed bids for the northern portion (Division 3) of the Highway 61/166 Sanitary Sewer Line on April 12, 2007. ACM Grizzard explained that Division 3 includes approximately 8800 feet of 16" gravity sewer along the DOT right of way of Highway 61/166. ACM Grizzard reported that four bids were received; however, one of the bids did not contain a bid bond and was therefore not a valid bid. The results are as follows:

Sweetgrass, Inc. – Carrollton, GA	\$774,100.00
Ronny D. Jones Enterprises – Newnan, GA	\$874,651.00
Benton-Georgia, Inc. – Douglasville, GA	\$999,069.41
Cox Plumbing – Carrollton, GA	\$852,238.00 (No Bid Bond, Bid Invalid)

ACM Grizzard noted that City management recommends that the project be awarded to Sweetgrass, Inc. in the amount of \$774,100.00.

ACM Grizzard reported that the Division 4 portion of the project includes the 620 feet long directional bore under the intersection of Highway 61 and 166. ACM Grizzard noted that there was an alternative allowed for open cut of this section without directional bore. The results were as follows:

Sweetgrass, Inc. – Carrollton, GA	\$105,270.00	(Alternative Open Cut)
Ronny D. Jones Enterprises – Newnan, GA	\$274,651.00	
Benton-Georgia, Inc. – Douglasville, GA	\$ 86,800.00	

ACM Grizzard noted that City management recommends that Division 4 of this project be awarded to Benton-Georgia, Inc. in the amount of \$86,800.00. **Motion by Councilmember Maierhofer, seconded by Councilmember Gray to award the bid for Division 3 to Sweetgrass, Inc. for \$774,100.00 and award the bid for Division 4 to Benton-Georgia, Inc. for \$86,800.00. Motion passed, (5-0).**

**6. Depot Progress Report and Proposal (Kent Brown)**

Architect Kent Brown gave an informative presentation on the Depot progress and presented a proposal for phasing. The presentation outlined in detail the following:

1. Proposed Building Uses as outlined in Program
2. Proposed Concept and Scope of Rehabilitation Work
3. Proposed Total Project Budget
4. Proceed with T.E. Grant process based on above mentioned items
5. Proposed Phasing to include:
  - Design and Pre-Construction within current available funds
  - Phase I Construction within current available funds
  - Phase II Construction from future fundraising
6. Proceed with Design and Pre-Construction
7. Return to Council for final approval before proceeding with Phase I Construction

Mayor Garner and members of the Council expressed elation for the project and made statements of appreciation for the Depot Committee's hard work and commitment in making the Depot project come to fruition. **Mayor Garner, at this time, stated he was making a motion to approve the report and the proposal and the motion was seconded by each Councilmember in unison. Motion passed, (5-0).**

**7. Resolution: 05-2007: Beneficial Communities**

CM Coleman reported that a request had been received from Beneficial Communities for the City's support of a low-income, multi-family residential development. At this time, Mr. Bob Colvard, representative of Beneficial Communities, explained that Beneficial Communities is a development company based in Florida that

specializes in affordable housing communities. Mr. Colvard stated that the company is interested in developing a 16-acre tract on the west side of North Park Street adjacent to Billingsley Circle. The property is currently zoned R-2 (Medium Density Residential) which allows for multi-family land uses. As part of the development process, Beneficial Communities is seeking "Low Income Tax Credits" from the state of Georgia. Mr. Colvard noted that this tax credit would allow Beneficial Communities to recoup income lost from creating communities that provide a certain percentage of rent-restricted units within the overall development. Mr. Colvard noted that in addition to the conditions in the Resolution, the following conditions would also be honored:

1. In order to provide optimal safety for the residents, the community shall be fenced with architectural style fencing. Landscape buffers shall be provided with the fence. 24-hour on-site management shall also be provided.
2. A school bus drop off with a shelter shall be provided for the children living in the community. Internal sidewalks shall be provided throughout to provide for pedestrian safety when walking to the bus stop.
3. Interconnectivity shall be provided along Billingsley Circle and North Park Street, this exit will be an emergency gated exit.
4. An amenities package providing recreational opportunities for the residents of the community shall include any three of the following: a pool, a playground, basketball/tennis courts, and a community center.
5. A facility will be available to include after school programs, college intern tutors, etc. for the residents of the community.

Mr. Colvard shared detailed information regarding the Low Income Tax Credit Program. Mr. Colvard pointed out that as part of the competitive application process to the State of Georgia, points are awarded for local government support of the project. The Mayor and Council expressed concerns of the development in 10 years once the tax credits have ceased. Mr. Colvard reported that the project is audited under the program for 35 years to insure compliance with the state's conditions. Mr. Colvard also reported that the City could implement a clause stating that in the event the development should cause additional stress to City services, such as police calls, the issue would be addressed. Mayor Garner stated he especially had concerns regarding the condition that the development would be maintained after ten (10) years and would most likely not support another development of this nature. Following a brief discussion regarding the legalities and whether the project was deemed appropriate to receive tax credits, **Motion by Councilmember Byrd, seconded by Mayor Garner, 1) to send a letter of support and, 2) to approve Resolution 05-2007, with the conditions stated by the petitioner, and 3) to provide for property tax abatement, provided the project is eligible for property tax abatements and subject to final review by the City Attorney. Motion passed, with Councilmember Maierhofer voting in opposition. (4-1).**

## **VI. MAYOR AND COUNCIL ANNOUNCEMENTS**

**Each member of the Mayor and Council** thanked members of the Depot committee for their time and efforts on the project.

**Councilmember Byrd** expressed appreciation to fellow members of the Council, City Staff, and Mayor Garner for their hard work and efforts and stated it was a pleasure working as a team.

**Mayor Garner** reported he had attended a conference with Carroll Tomorrow and learned ideas for the Maple Street Corridor that he would share in detail at a later date.

## **VII. CITY MANAGER ANNOUNCEMENTS**

CM Coleman reported that he had found a consultant to perform the downtown traffic study for a maximum amount of \$6,400.00. CM Coleman noted that if the study were satisfactory, we would extend the contract to include the Maple Street and Bankhead Corridors.

CM Coleman reported that the Phase I Environmental Report had been received in regards to the property just "traded" with the County Board of Commissioners and no environmental issues were found.

CM Coleman reported that the Fire Department Ladder Truck (purchased in 1992) was in disrepair and that he would most likely be coming to the next meeting requesting approval to purchase a replacement. CM Coleman noted that the purchase of a new Ladder Truck would cost approximately \$900,000.

## **VIII. ADJOURN**

There being no further business to address, the meeting adjourned at 7:20 p.m.